

# SPECIFICATION

## GENERAL

- Full fibre broadband
- Triple glazed floor to ceiling windows and external doors
- High ceiling heights
- White painted walls and ceilings
- Air Source Heat Pump Heating and Comfort Cooling providing the latest highly energy efficient system
- Small bevelled recessed downlight fittings throughout
- Satin chrome ironmongery and door furniture
- Contemporary satin chrome switches and sockets
- Internal doors with white satin finish
- Built in storage and utility room/cupboard
- Pelmet recess for blinds/curtains with power supply

## HALLWAY

- Amtico oak flooring
- Underfloor heating
- Smart video entry system with mobile app integration
- High security multi-point locking entrance door
- White painted skirting and architraves

## COMMUNAL AREAS

- Smart integrated parcel delivery lockers with text notification system
- Smart video entry system with mobile app integration
- CCTV to internal entrance and common areas
- Integrated building fire detection system
- High security multi-point locking entrances and external common areas
- Residents' garden and play area at ground floor level
- 10 year ICW building warranty cover

## LIVING / DINING

- Amtico oak flooring
- Telephone outlet point
- Cable TV / media outlet points
- White painted skirting and architraves



## KITCHEN & UTILITY ROOM

- Italian designed contemporary kitchen units with handleless doors
- Quartz stone splashback
- Quartz stone worktop
- Siemens hob extractor
- Siemens multi-function oven
- Siemens integrated microwave
- Siemens integrated fridge/freezer and dishwasher
- Integrated wine cooler
- Quooker Pro3 kitchen boiler tap
- Italian Barazza granite under-mounted sink
- Amtico oak flooring
- White painted skirting and architraves
- Separate utility room/cupboard with Siemens washer/dryer





### BEDROOM

- High quality fitted carpet and underlay in all bedrooms
- Italian designed fitted wardrobes with hanging rail and internal shelving Bedrooms 1 & 2 (if applicable)
- USB and telephone points in master bedroom
- White painted skirting and architraves

### BATHROOM / EN SUITE

- Large porcelain tiles to floors and wall
- Contemporary satin chrome brassware
- Glass shower and bath screens
- Contemporary Villeroy & Boch white sanitaryware
- Mirrored illuminated wall cabinet
- Underfloor heating

### PRIME GARDEN & PENTHOUSE APARTMENTS:

- Integrated Miele multi-function oven, microwave
- Larger 700mm sink and 800mm Siemens hob (subject to layout)
- Separate fridge and freezer (subject to layout)
- Smart lighting system to bedrooms and living room
- Separate utility room/cupboard with Miele washer/dryer

### PRIME GARDEN & PENTHOUSE APARTMENTS:

- Italian designed fitted internally illuminated wardrobes with hanging rail and internal shelving Bedrooms 1, 2 & 3 (if applicable)
- Smart lighting system



### GREEN LIVING

- Highly Efficient Mechanical Ventilation and Heat Recovery System (MVHR) with pollen filter ensuring your home has continuous fresh filtered air
- Air Source Heat Pump Heating and Comfort Cooling providing the latest highly energy efficient system
- No gas to apartments
- Low VOC paint throughout
- Low energy lighting throughout
- The building fabric and windows are at the highest level of thermal efficiency
- Green roofs and wall climbing plants maximise the developments ecology contribution.
- Excellent urban greening factor
- Residents will receive free membership to a Car Club for 3 years from occupation with £50 credit
- Covered and secure cycle storage

### SECURITY

- Gated development
- Secured by Design (SBD) certification
- Key/phone fob access
- Walled development with residential neighbours
- CCTV to internal entrance and common areas
- High security multi-point-locking entrances and external common areas

A Management Company has been formed at 9-13 Maud Chadburn Place, Clapham South and it will be responsible for the management and maintenance of the communal areas and all the shared facilities and landscaping on the development. All homeowners will become members of the Management Company when they purchase their property. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.